



The voice of our community

Land Use Committee Meeting

April 5, 2016 – 4:00 PM

1469 East Valley Road

MINUTES

Present: Thielscher, Blue, Bollay, Hayman, Nagel, Dealy

Absent: Emmens, Eidelson

2016 Officers:

Dr. Aaron Budgor
President

Cliff Ghersen
1st Vice President

Charlene Nagel
2nd Vice President

Trish Davis
Secretary

Tom Schleck
Treasurer

Directors:

Frank Abatemarco

Monica Babich

Brenda Blalock

Frank W. Blue

Dr. Aaron Budgor

Trish Davis

Peter Dealy

Dan Eidelson

Cliff Ghersen

Cori Hayman

Kathi King

Harry Kolb

Robert Kupiec

Barbara Mathews

Charlene Nagel

Michele Saltoun

Tom Schleck

Honorary Directors:

Ralph Baxter

Sally Kinsell

Robert V. Meghreblian

Diane Pannkuk

Richard Thielscher

Joan Wells

Executive Director:

Victoria Greene

Office Coordinator:

Susan Robles

Office:

1469 E. Valley Road
Santa Barbara, CA 93108

P.O. Box 5278
Santa Barbara, CA 93150

Tel: (805) 969-2026

Fax (805) 969-4043

info@montecitoassociation.org
www.montecitoassociation.org

I. Call to Order

II. Approval of Minutes – March 1, 2016 – MSC, Thielscher/Dealy, with a revision to add “the Association has a policy covering this” to the end of the discussion regarding appointments to the MBAR and MPC.

III. Public Comment for Items not on Agenda

John Watson, representing himself – Asked that the MA interview each of the candidates on his or her support for the Community Plan, Architectural Guidelines and appointments to MBAR and MPC. He further suggested the MA request each candidate to send a letter to the MA constituents through the MA outlining his or her positions relative to his or her support of the Community Plan, Architectural Guidelines, MPC, and MBAR. He further requested that the MA review MBAR applications at the conceptual review level and highlight specific issues we want addressed and should submit comments prior to their meetings.

Woody Barrett, 129 Sheffield – Addressed concerns about use of a well on neighboring property to fill about 20 trucks a day. A zoning violation has been filed and the County has shut the use down. A conditional use permit is required for this use and our understanding is that an application will be made. We are continuing to monitor for submittal of an application.

J’Amy Brown – Addressed proposed Sanitary District rate increase and suggested the MA get involved.

IV. Conference Agenda

A. Proposed Development at 1206 Channel Drive – Brian Banks and Danny Longwill shared renderings. Project includes a new pool and cabana on the ocean side of the residence and additions to the residence of 150 s.f. on the second floor and 400 s.f. on the first floor. House is a Moody cottage. They will install story poles in two weeks on the second floor addition, prior to the next MBAR meeting. Hayman and Dealy suggested that they contact neighbor immediately behind to ensure they are fully aware of the proposal.

B. Items Related to the Montecito Architectural Guidelines – The Board of Supervisors will consider the P&D budget on April 15. A motion was made for the board to send a letter to the Board of Supervisors regarding funding of phase two

- C. work on the Guidelines addressing primarily detached accessory structures. MSC, Blue/Dealy, unanimous.
- D. The Proposed Architectural Guidelines Revisions will come before the Board of Supervisors for approval in May or June. A motion was made that the board send a letter to the Board of Supervisors in support of the MPC recommendation. Nagel/Thielscher, unanimous.
- E. Review and Discuss Montecito Community Plan (MCP) Implementation Items – Greene highlighted the outstanding action items from the MCP including tree protection and historic resource protection. Brown commented that we should have better historic resource information and pointed out the action item related to designation of Highway 192 as a Scenic Highway. Committee members agreed that historic resources seem to be the highest priority item. We will revisit in the fall to identify who has interest and qualifications for working on this.

V. Committee/Staff Member Reports

- A. Upper Village Crosswalk – Thielscher discussed March 17 meeting with group and Caltrans representative. The Caltrans representative would not consider a crosswalk in that location. Caltrans will install two additional speed signs and the County will work on getting a temporary digital speed sign in place, explore funding for a permanent digital speed sign and pursue additional speed enforcement.
- B. Montecito Board of Architectural Review – Biltmore spas approved with initial water to fill the spas provided by truck and maintained with MWD water.
- C. Montecito Planning Commission – The MPC: (1) heard a report on the State Groundwater Management Act; (2) denied the project at 1154 Channel Drive; and (3) acted on the Architectural Guidelines.
- D. Encroachment Meeting – Greene and Hayman met with County Public Works, MBAR representatives, MPC and a neighborhood representative to discuss protection of the public right-of-way. County has done a great job with enforcing standards and we wanted to ensure that we are all on the same page and vigilant on this topic.

VI. Planning Commission Items – May 2 and 18, 2016

- A. Casa Dorinda Conditional Use Permit, 300 Hot Springs Road (May 2) – Project will return for consideration of the full project after the Board of Supervisors determined that an EIR was not required.
- B. Olive Mill Trust Well Appeal, 1169 Hill Road (May 18) – Appeal of a staff level denial. No comments.
- C. Housing Element Implementation - Design Residential Zone District Changes (May 18) – Project has very limited applicability in Montecito. No comments.

VII. Old Business – Thielscher is still working on pedestrian path from Santa Angela to the west.

VIII. New Business - None

IX. Adjournment – The meeting was adjourned at 5:53 p.m.

Next meeting May 3, 2016